



(A Govt. of India Undertaking)

MID CORPORATE BRANCH, 1st Floor, K.G. Road, BANGALORE-560 009 ☎ 43472786 / 761

AUCTION SALE OF IMMOVABLE PROPERTY MORTGAGED TO BANK IN TERMS OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI)

Whereas the Authorized Officer of the Bank has issued a demand notice under Section 13(2) of SARFAESI ACT and thereafter in exercise of powers under Section 13(12) of SARFAESI Act has taken possession of properties mortgaged to Bank under Section 13(4) of the SARFAESI Act and the undersigned in capacity of authorized officer has decided for sale of the property by public auction on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS", will be sold by public auction on date mentioned below

AUCTION SALE OF IMMOVABLE PROPERTY - KORAMANGALA & BOMMANAHALLI

Between UCO Bank MID CORPORATE BRANCH & Mr. Syed Wajid Abid & Mrs. Almas Syed Wajid

DATE OF AUCTION	TIME	PLACE OF AUCTION
06-09-2010 (Monday)	2-00 p.m. onwards	UCO Bank, MID CORPORATE BRANCH, 1st Floor, K.G. Road, BANGALORE-560 009 ☎ 43472786 / 761

Total Dues to the Rs.11,12,04,004.51/- + Interest from 1-1-2010 + Cost

Item No.	Description of the Property	MIN. RESERVE PRICE
1.	Properties owned by Mr. Syed Wajid Abid i. All the piece and parcel of the property bearing House list # 9/1A, Assessment # 47/5, Khatha # 49/1 and 50/4 at Bommanahalli village, Begur hobli, Bangalore south taluk, Bangalore, measuring East to West 60 ft, and North to south 32 ft. and bounded on the East by: Road, West by: private property, North by: private property and South by: Vacant site. ii. All that piece and parcel of property bearing # 5/1A of Khatha # 47/1 in Assessment # 54/1 (within the limits of Madivala Notified Area's Office), situated at Bommanahalli village, Begur Hobli, Bangalore South Taluk, measuring East to West 60 ft and North to South 40 ft and bounded on the East by: Road, West by: private property, North by: private property and South by: property # 5. iii. All that piece and parcel of the property bearing House list # 3, Katha # 6/1B, situated at Bommanahalli village, Begur hobli, Bangalore South taluk, measuring East to West 40 ft and North to south (63+66)/2 ft and bounded on the East by: property # 4, West by: property # 2, North by: private property and South by: Road. iv. All that piece and parcel of the property bearing House list # 4-6/1B, situated at Bommanahalli village, Begur hobli, Bangalore South taluk, measuring East to West 40 ft and North to South (70+60)/2 ft and bounded on the East by: property # 5, West by: property # 3, North by: private property and South by: Road. Including any structure or erection on all above four (i to iv) properties, more particularly, multi-storeyed building bearing name 'ARR Almas Pearl Plaza'.	Rs. 3,89,75,000.00 E M D Rs. 38,97,500.00 (for items i to iv)
	v. All that piece and parcel of House property bearing Corporation # 38, "Almas Villa", situated in 100 feet Road, VI Block, Koramangala Extension, Bangalore-560095, measuring East to West 22.80 Mtrs and North to South 15.25 Mtrs, total area being 347.70 Mtrs, and bounded on the East by: Road, West by: BDA land, North by: Site # 39 and South by: Site # 37.	Rs. 3,49,20,000.00 E M D Rs. 34,92,000.00 (for item v)
2.	Properties owned by Mrs. Almas Syed Wajid i. All that piece and parcel of the property bearing Site # 49 and 50 in Katha # 47/2, situated at Venkoji Rao Khane village, Popular Colony, Bommanahalli panchayat, Begur hobli, Bangalore South taluk, measuring East to West 60 Ft and North to south 80 Ft and bounded on the East by: Road, West by: private property, North by: private property and South by: Site No.51. ii. All that piece and part and parcel of the property bearing site # 50/A, in Khata # 47/2, situated at Venkoji Rao Khane village, Popular Colony, Bommanahalli panchayat, Begur hobli, Bangalore South taluk, measuring East to West 27 ft and North to South 28 ft and bounded on the East by: private site belonging to Yousuf, West by: Remaining portion of the same property belonging to Zahid Baig, North by: private Layout and South by: Road. iii. All that piece, part and parcel of the property bearing Site # 1, Katha # 6/1B, situated at Bommanahalli village, Begur hobli, Bangalore South taluk, measuring East to West (62+64)/2 ft and North to South (45+62)/2 ft, and bounded on the East by: Site # 2, West by: Road, North by: Vendor's property and South by: private property. iv. All that piece, part and parcel of the property bearing Site # 2, Katha # 6/1B, Bommanahalli village, Begur hobli, Bangalore South taluk, measuring East to West (61+63)/2 ft and North to South 40 ft, totally measuring 2480 Sq ft, and bounded on the East by: House No.3, West by: Road, North by: private property and South by: private property v. All that piece and parcel of the property bearing House list # 1/18, Khatha # 11, situated at Venkoji Rao Khane village, Begur hobli, Bangalore South taluk, Bangalore, measuring East to West (20+3)/2 ft and North to South 60 ft, and bounded on the East by: remaining portion of Vendor's property, West by: private property, North by: private property and South by: Road. Including any structure / erection on all above five properties (i to v), more particularly, multi-storeyed building-under-construction, (adjacent to the building bearing name 'ARR Almas Pearl Plaza').	Rs. 5,96,50,000.00 E M D Rs. 59,65,000.00 (for items i to v)
	vi. Site # 5, Khata # 47/1, House list # 54/1, Venkoji Rao Khane village, Begur hobli, Bangalore South taluk, measuring East to West 50 ft and North to South 38 ft and bounded on the East by: Road, West by: Vendor's property, North by: Wajid's property and South by: private property. vii. All that piece, part and parcel of Southern portion of site # 5, Old House List # 183/30, Khata # 6/1B, situated at Bommanahalli village, Begur Hobli, Bangalore South taluk, measuring East to West (63+70)/2 ft and North to South 39 ft, totally measuring 2593.50 sq ft, and bounded on the East by: private property, West by: Road, North by: Northern portion of Site # 5 and South by: private property. viii. All that piece, part and parcel of Northern portion of Site # 5, in Khata # 6/1B, situated at Bommanahalli village, Begur hobli, Bangalore South taluk, measuring East to West 70 ft and North to south 57.5 ft, totally measuring 4025 sq ft, and bounded on the East by: Vendor's property, West by: Road, North by: Site # 4 and South by: Southern portion of Site # 5 belonging to Vendor.	Rs. 1,69,67,000.00 E M D Rs. 16,96,700.00 (for items vi to viii)

TERMS AND CONDITIONS :

- For participation in the Auction Sale, intending bidders have to make a refundable deposit (EMD) only by way of Pay Order / Demand Draft payable at Bangalore, favouring UCO Bank, MID Corporate Branch., along with Identity Proof and IT PAN and authorisation, if any. The said deposit shall be adjusted in case of successful bidders. Specified amount of EMD for each property is to be made separately by intending bidders. The Auction will commence at 2 p.m. for property No.1 followed by one after another in seriatim.
- The Authorised Officer reserves the right to accept or reject any or all the Bid / Offer or adjourn / postpone / cancel the auction sale without assigning any reason thereof.
- The aforesaid property shall not be sold below the Reserve Price mentioned.
- If the Bid / Offer is accepted by the Authorised Officer, the Successful Bidder who has offered the highest sale price in the bid has to pay a deposit of 25% of the bid amount (inclusive of EMD) of the sale price immediately on the same day to the Authorised Officer, failing which the EMD shall be forfeited and the property shall forthwith be sold again.
- The successful bidder shall pay the remaining 75% of bid amount on or before the 15th day of confirmation of sale by means of Pay Order / DD favouring UCO Bank, MID Corporate Branch, payable at Bangalore.
- In default of payment of balance amount of 75% of the bid amount within the stipulated period, i.e., 15 days from the date of confirmation of sale, the deposit amount (25% of bid amount inclusive of EMD) shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- On Confirmation of sale by the Bank and if the terms of payment have been complied with, the Authorized Officer exercising the power of sale shall issue a Sale Certificate for Immovable property / Certificate of Sale for Movable property, as the case may be, in favour of the purchaser in the form given in Appendix III / Appendix V, as per the rules under Securitisation Act 2002.
- The property is being sold in "As is where is & As is what is" basis and subject to the conditions prescribed in the Securitisation Act 2002.
- The interested parties / bidders may inspect the property put for auction sale during the working hours of the Bank on or before 04.09.2010 for which they may contact Manager of the above said branch with a written request. (Branch Telephone No. 43472786 / 761 Fax : 41222813 / 22371448).
- The successful bidder shall bear exclusively all the charges payable for conveyance, registration fee, stamp duty, taxes, Statutory dues, etc. as applicable.
- The Sale / Auction is subject to confirmation by the Bank.
- The Authorised Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property auctioned.
- This is also a notice to the (Borrower)/(Guarantor of the aforesaid loan about holding of auction sale on above mentioned date if the dues are not repaid in full.

Date : 4-8-2010
Place : Bangalore-9 E.&O.E.

Sd/-
AUTHORISED OFFICER & CHIEF MANAGER
MID CORPORATE BRANCH, BANGALORE-560 009